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# MINUTES FROM TOWN DEVELOPMENT & PLANNING COMMITTEE MEETING

**Held on:** Tuesday 24th August at 6.00pm at the Council Chamber, Mendip District Council Offices

**Attendance:** Councillors B Champion, M Lovell, J Nicklin (Chair), & N Shearn & M Harrison (Ex Officio)

**Present:** P Robertson, Assistant Town Clerk (Planning & Amenities) & B Kingston-Wood (Democratic Support Assistant)

**Public:** No members of the public were present.

## TDP39.1 To receive any apologies for absence

None.

## TDP39.2 Declaration of interest of matters related to this agenda

Cllr Nicklin declared a non-pecuniary interest as a member of the Darshill and Bowlsh Conservation Society

## TDP39.3 To approve the minutes of the TD&P Committee held on 13th July 2021 and delegated decisions from 3rd August 2021.

The minutes from the meeting and the delegated decisions were accepted by the committee as a true record, and signed by the Chair.

### **Resolved that:**

The minutes of the meeting on 13th July and delegated decisions from 3rd August were signed by the chair of the committee.

TDP39.4 Planning Matters - Applications for consideration

<p>2021/1584/FUL Carlton Langford</p>	<p>Erection of open hand car wash including amenity/storage container, tensile carwash canopy and Perspex screens.</p> <p>J H Haskins, High Street, Shepton Mallet, BA4 5AX</p>	<p>Members did not support this application. Whilst SMTC wished to promote economic activity within the town, the aesthetics of the installation are of concern. Members would like to see cladding on the container and a cohesive colour scheme.</p> <p>Members are also concerned about the possible negative impact of nuisance on adjacent properties, including noise, spray, sight lines. The installation being close to the Conservation Area would be out of keeping with the local heritage and the historic nature of the area.</p>
<p>2021/1752/TCA Bo Walsh</p>	<p>T1 - Leylandii - Removal of 4m high Leylandii which is overshadowing substantial part of garden and replace with fruit tree.</p> <p>Judges Court, 3A Waterloo Road, Shepton Mallet, BA4 5HG</p>	<p>Members supported this application, subject to Tree Officer approval and for replacement planting with native species.</p>
<p>2021/1697/FUL Anna Clark</p>	<p>Development of a replacement four pump (eight filling position) petrol filling station &amp; associated works including jet wash, electric vehicle charging bays, air/water services &amp; vacuum equipment.</p> <p>Wessex Filling Station, Whitstone Hill to Fosse Way, Shepton Mallet, BA4 4LY</p>	<p>Members did not support this application.</p> <ul style="list-style-type: none"> <li>• No lighting impact assessment;</li> <li>• 24-hour opening would have both noise and light impact on existing residents - a reduction in opening hours would be desirable;</li> </ul>

		<ul style="list-style-type: none"> <li>• At the time of the meeting, no response had been received from Highways to give guidance to the committee. Concern was expressed about the safety of traffic turning onto the forecourt - would like there to be a no right-turn traffic restriction put in place;</li> <li>• The proposed hedge between the site and Church Lane must be maintained and improved.</li> </ul>
2021/1755/LBC Jayne Boldy	<p>Remove existing Velux roof lights and install 2 conservation roof lights to rear elevation lean-to roof.</p> <p>20 Tipcote Lane, Shepton Mallet, BA4 5EQ</p>	Members supported this application.
2021/1702/HSE Callam Pearce	<p>Erection of single storey garden room on north elevation (retrospective).</p> <p>River Valley House, Pike Hill, Shepton Mallet, BA4 5FB</p>	<p>Members did not support this application.</p> <ul style="list-style-type: none"> <li>• Site of the garden room as indicated is incorrect - it states that it is north facing but it is actually northwest. This location means that it is outside the boundary of the planning development area for Shepton Mallet as the wall of the original house is abutting the boundary line;</li> <li>• Building materials used are not in keeping.</li> </ul>

<p>2021/1781/HSE Josh Cawsey</p>	<p>Demolition of rear existing single storey extension and construction of single storey rear extension.</p> <p>61 Beech Avenue, Shepton Mallet, BA4 5XW</p>	<p>Members supported this application.</p>
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<p>2021/1775/VRC Josh Cawsey</p>	<p>Application to vary condition 2 (Plans List) &amp; 3 (Materials List) of planning approval 2019/2102/FUL (Erection of a detached 3 bedroom dwelling following demolition of single side storey side extension and garage).</p> <p>12 Kings Close, Shepton Mallet, BA4 5DU</p>	<p>Members supported this application.</p>
<p>2021/1780/FUL Lorna Elstob</p>	<p>Erection of a dwellinghouse.</p> <p>14 Manship Green, Shepton Mallet, BA4 5RN</p>	<p>Members did not support this application.</p> <ul style="list-style-type: none"> <li>• Inappropriate infill;</li> <li>• Additional property would exacerbate further the traffic congestion on the Ridgeway Estate.</li> </ul>
<p>2021/1814/TCA Bo Walsh</p>	<p>T1-T25 - Ash Trees - Fell.</p> <p>Land Millpond Site and Spring Site, Back Lane, Darshill, Shepton Mallet</p>	<p>Members approved this application. subject to approval by the Tree Officer. The committee would like the trees replaced with appropriate native species and if possible, would like some tree stumps to be retained as wildlife habitats.</p>

### TDP39.5 Planning Applications Decided

No	Address	Town Council	District
2021/0962/ADV	70 High Street, Shepton Mallet, BA4 5AS	Supported	Approved 29/07/21
2021/1154/FUL	Eden Grove, Leg Square, Shepton Mallet, BA4 5LJ	Supported	Approved 10/08/21
2021/1506/TCA	17 Draycott Road, Shepton Mallet, Somerset, BA4 5HT	Supported	TPO not required 12/08/21
2021/0874/FUL	55 High Street, Shepton Mallet, BA4 5AQ	Supported	Approved 17/08/21

### TDP39.6 Other business referred to the Assistant Town Clerk (Planning & Amenities)

The objection letter to the re-opening of the Westdown Quarry has been sent to SCC Planning and comments have been noted.

MDC Enforcement have confirmed they are investigating works to a listed building which hasn't received planning permission.

### TDP39.7 To consider if the committee wishes to prepare any press releases on matters considered

None.

### TDP39.8 Date & Time of Next Meeting

The next meeting of the Town Development & Planning committee is 7.00pm on Tuesday 14th September 2021.

Meeting concluded at 18:38